

132.A

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

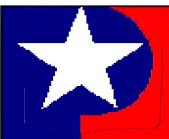
647,400 / 647,400

USE VALUE:

647,400 / 647,400

ASSESSED:

647,400 / 647,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
77		BARTLETT AVE, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	PEYTON GEOFFREY & JULIA
Owner 2:	
Owner 3:	

Street 1: 77 BARTLETT AVE #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CZAPLINSKI MATTHEW & -

Owner 2: BRADY CARYN -

Street 1: 77 BARTLETT AVE #1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1905, having primarily Asbestos Exterior and 1935 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7769													G7	1.		

IN PROCESS APPRAISAL SUMMARY											Legal Description			User Acct	
102		0.000	647,400											272268	
														GIS Ref	
														GIS Ref	
														Insp Date	
														09/13/18	

Total Card	0.000	647,400														
Total Parcel	0.000	647,400														

Total Card	0.000	647,400														
Total Parcel	0.000	647,400														

Source:	Market Adj Cost	Total Value per SQ unit /Card:	334.57	/Parcel:	334.5											

Parcel ID: 132.A-0002-0002.0

!15275!

PRINT

Date: 12/11/20

Time: 05:01:00

LAST REV

Date: 02/26/20

Time: 15:02:32

danam

15275

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CZAPLINSKI MATT	7073-220	2	5/30/2018		660,000	No	No		
NOSSULI TARECK/	59564-354		7/20/2012		450,000	No	No		
NOSSULI TARECK/	54049-377		12/24/2009	Family	99	No	No		
SWEENEY KEVIN F	51522-525		8/1/2008		510,000	No	No		
HAYES DIAMOND,	45324-314		6/3/2005		490,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1684	Add Bath	6,375	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
9/13/2018	Measured	DGM	D Mann
6/4/2018	Mail Update	EMK	Ellen K
4/3/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good			1/2 OIL FHW 1/2 GAS FHW.									
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: TAN				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1905		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G7		Fact: .		Floor: M - Multi-Level													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %	Exterior:				No Unit RMS BRS FL							
Prim Int Wall: 2 - Plaster				Functional:	%	Interior:				1 6 3 M							
Sec Int Wall: %				Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen: 2005											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors: %				Total:	4.6 %	Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 295.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.19263566				General:									
Electric: 3 - Typical				Const Adj.: 0.94990498				Totals									
Insulation: 2 - Typical				Adj \$ / SQ: 334.203													
Int vs Ext: S				Other Features: 99000													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.91000003													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 678571				Juris. Factor: 1.00				Before Depr: 304.12					
% Com Wall:	% Sprinkled:			Depreciation: 31214				Special Features: 0				Val/Su Net: 334.57					
Depreciated Total: 647357								Final Total: 647400				Val/Su SzAd: 334.57					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 132.A-0002-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					